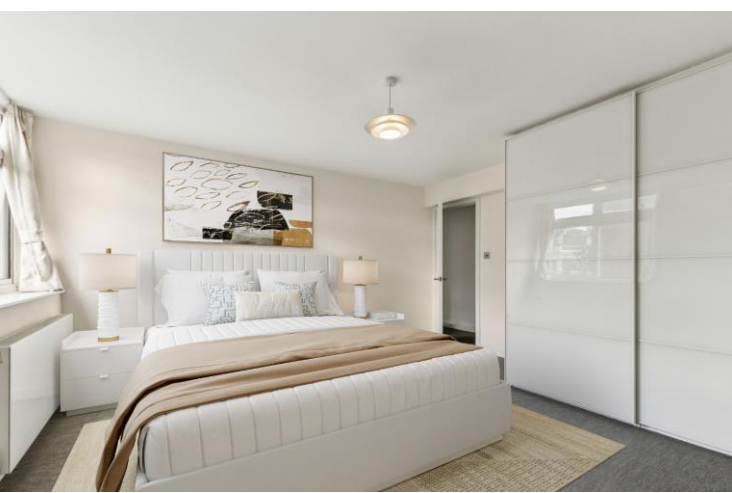




The Limes  
34-36 Linden Gardens, W2

CHESTERTONS









A stunning two double bedroom apartment, located on the 5th floor of this portered building on Linden Gardens. The house is located on a quiet, no through road, off of Notting Hill Gate and only 160m from Notting Hill Gate Tube station. Hyde Park is less than 500m away.

The apartment comprises 860 square metres and offers an entrance hallway, beautiful dual facing reception room with open plan, modern kitchen. The property also offers two double bedrooms and a recently refurbished bathroom. An extremely well run block with on site porter, lift, communal gardens and guest parking.

- Two Bedroom Apartment
- 860 Square Feet
- 5th Floor Portered Building
- 160m from Notting Hill Gate

### £3,250 pcm

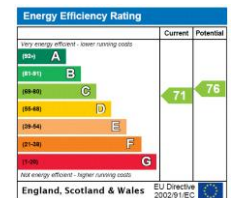
Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



**Minimum Term:** 12 months  
**Deposit Required:** £3,750.00  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** F  
**EPC Rating:** C  
**Unfurnished**

### Chestertons Notting Hill Lettings

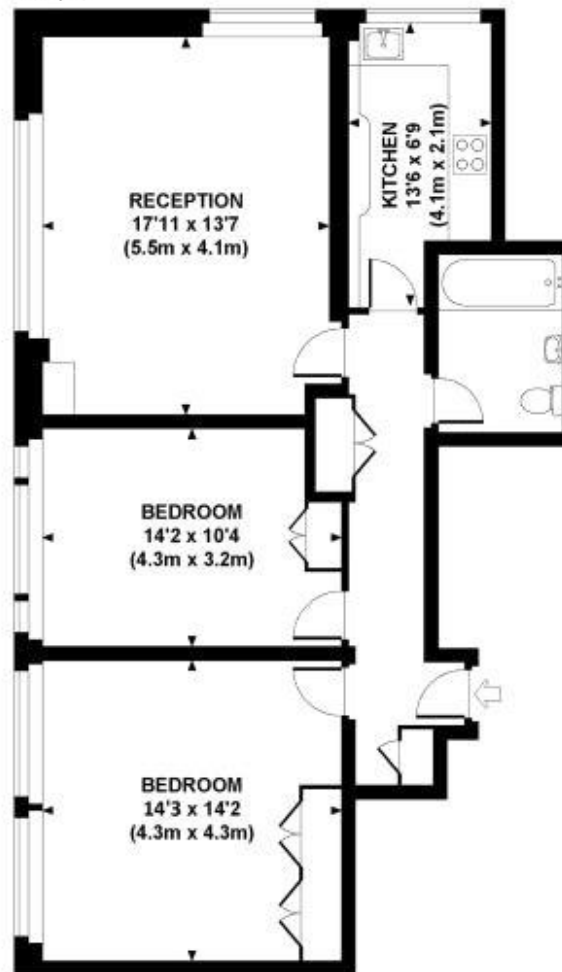
30 Ledbury Road  
 Notting Hill  
 London  
 W11 2AB

[nottinghilllettingsusers@chestertons.co.uk](mailto:nottinghilllettingsusers@chestertons.co.uk)  
 02030408588

## THE LIMES, LINDEN GARDENS, W2

Approx. gross internal area

860 Sq Ft / 80.0 Sq M.



FIFTH FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013. Drawing: J. Lee. Design: www.drawingroom.co.uk 0207 501 6 8812

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